

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 25, 2005

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas A. Selby

Commissioners

Richard Truesdell, Chairperson
Byron Goynes, Vice-Chairperson
Steven Evans
Leo Davenport
David W. Steinman
Glenn E. Trowbridge
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 S. Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the minutes of the **July 28, 2005** Planning Commission Meeting minutes by reference (_____ Vote)

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-7966 - TENTATIVE MAP - MONTICELLO AT CLIFF'S EDGE - APPLICANT/OWNER: BATH SCHAUMBER, LLC - Request for a Tentative Map FOR A 190-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 17.70 acres between Puli Road and Shaumber Road, approximately 670 feet north of Rome Boulevard (APN 126-24-310-004), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliffs Edge Special Land Use Designation], Ward 6 (Ross).
2. TMP-8072 - TENTATIVE MAP - LADY LUCK (A COMMERCIAL SUBDIVISION) - APPLICANT: THE HENRY BRENT COMPANY, LLC - OWNER: THE HENRY BRENT COMPANY, LLC, ET AL - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.07 acres adjacent to the southwest corner of Stewart Avenue and Fourth Street (APNs 139-34-510-017, 018 and 030), C-2 (General Commercial) Zone, Ward 5 (Weekly).
3. TMP-8073 - TENTATIVE MAP - TOWN CENTER 60/75 NO.5 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA, ET AL - Request for a Tentative Map FOR A 70-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 20.24 acres adjacent to the east side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue (APNs 125-19-601-001, 007 and 125-19-501-009 and 010), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 units per acre) Zone, Ward 6 (Ross).
4. TMP-8078 - TENTATIVE MAP - THE LAKES-SAHARA (A COMMERCIAL SUBDIVISION) - APPLICANT: MALPASS DESIGN GROUP - OWNER: LAKES ACQUISITION, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 0.88 acres adjacent to the northeast corner of Lake East Drive and Lake Sahara Drive (APN 163-08-601-001), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

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5. **TMP-8351 - TENTATIVE MAP - ANN AND BALSAM - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. AND CAROL S. HATFIELD** - Request for a Tentative Map FOR A 36 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.59 acres adjacent to the northwest corner of Glen Landing Avenue and Balsam Street (APN 125-27-803-003), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 units per acre) Zone], Ward 6 (Ross).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

6. **VAC-7690 - VACATION - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPEL FAMILY LP, ET AL** - Petition to Vacate AN EXISTING PUBLIC INGRESS/EGRESS EASEMENT AND ASSOCIATED SIGHT VISIBILITY RESTRICTION ZONES (SVRZ) generally located to the south of the southeast corner of Torrey Pines Drive and Lake Mead Boulevard, Ward 6 (Ross).
7. **VAC-8037 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BATH SCHAUMBER, LLC** - Petition to Vacate U.S. Government Patent Easements generally located between Puli Road and Shaumber Road, approximately 670 feet north of Rome Boulevard, Ward 6 (Ross).

PUBLIC HEARING ITEMS:

8. **ABEYANCE - GPA-6273 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road (139-29-704-019 through 023), Ward 5 (Weekly).

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9. ABEYANCE - ZON-6510 - REZONING RELATED TO GPA-6273 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL), AND R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.89 acres adjacent to the east side of Dike Lane, approximately 150 feet north of Bonanza Road (APNs 139-29-704-019 through 021 and a portion of 022), Ward 5 (Weekly).
10. ABEYANCE - VAR-6506 - VARIANCE RELATED TO GPA-6273 AND ZON-6510 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request for a Variance TO ALLOW A ZERO FOOT STEPBACK RATIO WHERE A 1:1 STEPBACK RATIO IS REQUIRED ALONG A COLLECTOR OR LARGER STREET FOR A 500-FOOT TALL BUILDING IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 1.79 acres adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), R-1 (Single Family Residential) Zone, R-1 (Single Family Residential) Zone under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
11. ABEYANCE - VAR-7665 - VARIANCE RELATED TO GPA-6273, ZON-6510 AND VAR-6506 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request for a Variance TO ALLOW 566 PARKING SPACES WHERE 606 ARE REQUIRED on 1.79 acres at 2230 W. Bonanza Road (APNs 139-29-704-019 through 025), R-1 (Single Family Residential) Zone, R-1 (Single Family Residential) Zone under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
12. ABEYANCE - SUP-6504 - SPECIAL USE PERMIT RELATED TO GPA-6273, ZON-6510, VAR-6505 AND VAR-7665 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), R-1 (Single Family Residential) Zone, R-1 (Single Family Residential) Zone under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

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13. ABEYANCE - SUP-8067 - SPECIAL USE PERMIT RELATED TO GPA-6273, ZON-6510, VAR-6506, VAR-7665 AND SUP-6504 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request for a Special Use Permit TO ALLOW A PROPOSED 350 FOOT TALL BUILDING WHERE 140 FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE AIRPORT OVERLAY ZONE adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), R-1 (Single Family Residential) Zone, R-1 (Single Family Residential) Zone under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
14. ABEYANCE - SDR-6507 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6273, ZON-6510, VAR-6506, SUP-6504 AND SUP-8067 - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request for a Site Development Plan Review FOR A PROPOSED MIXED USE DEVELOPMENT INCLUDING: A 38-STORY TOWER CONTAINING 311 RESIDENTIAL UNITS, A 32-STORY TOWER CONTAINING 160 RESIDENTIAL UNITS AND 40,000 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS FOR A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED, A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED, A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, 62 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM ALLOWED, PERIMETER BUFFER LANDSCAPING, AND RESIDENTIAL ADJACENCY HEIGHT AND SETBACK REQUIREMENTS on 1.79 acres adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), R-1 (Single Family Residential) Zone, R-1 (Single Family Residential) Zone under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
15. ABEYANCE - VAC-7679 - VACATION RELATED TO GPA-6273, ZON-6510, VAR-6506, VAR-7665, SUP-6504, AND SDR-6507 - PUBLIC HEARING - APPLICANT: HORIZON SURVEYS - OWNER - JEFF JORDAN, ET AL - Petition to Vacate the east five feet of a portion of Dike Lane, north of Bonanza Road, Ward 5 (Weekly).
16. ABEYANCE - RENOTIFICATION - ZON-7086 - REZONING - PUBLIC HEARING - APPLICANT: FILEMON C. SALCEDO III - OWNERS: GERMAN JOSE L. SALCEDO, ET AL - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.16 acres adjacent to the southeast corner of Stewart Avenue and 13th Street (APN 139-35-211-094), Ward 5 (Weekly).

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17. ABEYANCE - RENOTIFICATION - VAR-7088 - VARIANCE RELATED TO ZON-7086 - PUBLIC HEARING - APPLICANT: FILEMON C. SALCEDO III - OWNERS: GERMAN JOSE L. SALCEDO, ET AL - Request for Variances TO ALLOW A REDUCTION IN THE MINIMUM LOT SIZE; TO ALLOW A ZERO-FOOT SIDE YARD SETBACK AND ZERO-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW 14 PARKING SPACES WHERE 20 PARKING SPACES IS THE MINIMUM PARKING SPACES REQUIRED FOR A PROPOSED 20-UNIT RESIDENCE HOTEL on 0.16 acres adjacent to the southeast corner of Stewart Avenue and 13th Street (APN 139-35-211-094), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Weekly).
18. ABEYANCE - RENOTIFICATION - SUP-7648 - SPECIAL USE PERMIT RELATED TO ZON-7086 AND SDR-7085 - PUBLIC HEARING - APPLICANT: FILEMON C. SALCEDO III - OWNERS: GERMAN JOSE L. SALCEDO, ET AL - Request for a Special Use Permit FOR A PROPOSED 20-UNIT RESIDENCE HOTEL adjacent to the southeast corner of Stewart Avenue and 13th Street (APN 139-35-211-094), Ward 5 (Weekly).
19. ABEYANCE - RENOTIFICATION - SDR-7085 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-7086, VAR-7088, AND SUP-7648 - PUBLIC HEARING - APPLICANT:FILEMON C. SALCEDO III - OWNERS: GERMAN JOSE L. SALCEDO, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 20-UNIT RESIDENCE HOTEL on 0.16 acres adjacent to the southeast corner of Stewart Avenue and 13th Street (APN 139-35-211-094), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone] Ward 5 (Weekly).
20. ABEYANCE - RENOTIFICATION - VAR-7303 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NANCY ESTOCADO - Request for a Variance TO ALLOW A SIX-FOOT HIGH WALL IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD AND TO ALLOW A DETACHED ACCESSORY STRUCTURE TO EXCEED THE FLOOR AREA AND BE PLACED IN FRONT OF THE PRINCIPAL DWELLING UNIT on 4.94 acres adjacent to the northwest corner of La Madre Way and Leon Avenue (APN 125-36-302-008), R-E (Residence Estates) Zone, Ward 6 (Ross).

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21. ABEYANCE - RENOTIFICATION - SUP-7299 - SPECIAL USE PERMIT RELATED TO VAR-7303 - PUBLIC HEARING - APPLICANT/OWNER: NANCY ESTOCADO - Request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE (COMMERCIAL) FOR 33 HORSES adjacent to the northwest corner of La Madre Way and Leon Avenue (APN 125-36-302-008), R-E (Residence Estates) Zone, Ward 6 (Ross).
22. ABEYANCE - RENOTIFICATION - SDR-7306 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-7303 AND SUP-7299 - PUBLIC HEARING - APPLICANT/OWNER: NANCY ESTOCADO - Request for a Site Development Plan Review FOR A PROPOSED 4,795 SQUARE-FOOT HORSE CORRAL OR STABLE (COMMERCIAL) on 4.94 acres adjacent to the northwest corner of La Madre Way and Leon Avenue (APN 125-36-302-008), R-E (Residence Estates) Zone, Ward 6 (Ross).
23. ABEYANCE - VAR-7191 - VARIANCE - PUBLIC HEARING - APPLICANT: AMBLING DEVELOPMENT PARTNERS, LLC - OWNER: NEVADA ALTA, LLC - Request for a Variance TO ALLOW 1,030 PARKING SPACES WHERE 1,256 SPACES ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
24. ABEYANCE - SDR-7188 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-7191 - PUBLIC HEARING - APPLICANT: AMBLING DEVELOPMENT PARTNERS, LLC - OWNER: NEVADA ALTA, LLC - Request for a Major Amendment to an Approved Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF THREE (3) NINE-STORY TOWERS AND ONE (1) FIVE-STORY TOWER CONTAINING 664 RESIDENTIAL UNITS AND 24,970 SQUARE FEET OF COMMERCIAL SPACE on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
25. ABEYANCE - RENOTIFICATION - VAR-6953 - VARIANCE - PUBLIC HEARING - APPLICANT: CREATIVE DESIGN ARCHITECTURE - OWNER: MEZZA, LLC. - Request for a Variance TO ALLOW A 43-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 69 FEET FOR A PROPOSED COMMERCIAL BUILDING on 0.53 acres at 2200 North Decatur Boulevard (APN 138-24-511-059), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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26. ABEYANCE - RENOTIFICATION - SDR-6950 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-6953 - PUBLIC HEARING - APPLICANT: CREATIVE DESIGN ARCHITECTURE - OWNER: MEZZA, LLC. - Request for a Site Development Plan Review FOR A PROPOSED 4,900 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.53 acres at 2200 North Decatur Boulevard (APN 138-24-511-059), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
27. VAR-8591 - VARIANCE - PUBLIC HEARING - APPLICANT: WARMINGTON HOMES - OWNER: WARMINGTON CLIFFS EDGE ASSOCIATES, LIMITED PARTNERSHIP - Request for a Variance FROM CLIFFS EDGE DEVELOPMENT STANDARDS TO ALLOW A 10 FOOT SETBACK FOR A TWO STORY STRUCTURE FOR PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES ADJACENT TO STREET RIGHT-OF-WAY AT PARCEL PERIMETER WHERE 20 FEET IS REQUIRED on 20.9 acres adjacent to the southwest corner of Hualapai Way and Farm Road (APN 126-13-710-001), PD (Planned Development) Zone, Ward 6 (Ross).
28. VAR-8592 - VARIANCE RELATED TO VAR-8591 - PUBLIC HEARING - APPLICANT: WARMINGTON HOMES - OWNER: WARMINGTON CLIFFS EDGE ASSOCIATES, LIMITED PARTNERSHIP - Request for a Variance TO ALLOW 647 PARKING SPACES WHERE 686 ARE REQUIRED FOR A PROPOSED CONDOMINIUM DEVELOPMENT on 20.9 acres adjacent to the southwest corner of Hualapai Way and Farm Road (APN 126-13-710-001), PD (Planned Development) Zone, Ward 6 (Ross).
29. ABEYANCE - RENOTIFICATION - SDR-7650 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-8591 AND VAR-8592 - PUBLIC HEARING - APPLICANT: WARMINGTON HOMES - OWNER: WARMINGTON CLIFFS EDGE ASSOCIATES, LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A PROPOSED 347 UNIT CONDOMINIUM DEVELOPMENT AND WAIVERS OF THE PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS on 20.9 acres adjacent to the southwest corner of Hualapai Way and Farm Road (APN 126-13-710-001), PD (Planned Development) Zone, Ward 6 (Ross).
30. ABEYANCE - SUP-6690 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: HAROUN YAMINI, ET AL - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 4480 East Charleston Boulevard (APN 140-32-401-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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31. ABEYANCE - RENOTIFICATION - SUP-7326 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION - Request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE AND A WAIVER OF THE SIX-MONTH TIME LIMITATION adjacent to the west side of Tule Springs Road, approximately 1,100 feet southwest of the intersection of Tule Springs Road and El Capitan Way (APN 125-17-702-005), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
32. SDR-8288 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-7326 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION - Request for a Site Development Plan Review FOR A PROPOSED 1,400 SQUARE-FOOT TEMPORARY REAL ESTATE SALES OFFICE WITH WAIVERS TO PERIMETER AND PARKING LOT LANDSCAPE REQUIREMENTS on 0.16 acres adjacent to the west side of Tule Springs Road, approximately 1,100 feet southwest of the intersection of Tule Springs Road and El Capitan Way (APN 125-17-702-005), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
33. ABEYANCE - SUP-7538 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: J K TENAYA PROPERTIES, LLC - Request for a Special Use Permit TO ALLOW A PROPOSED 80 FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 3900 North Tenaya Way (APN 138-10-516-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
34. MOD-8064 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC - Request for a Major Modification of the Town Center Development Standards Manual of the Town Center Land Use Plan TO ALLOW A BUILDING HEIGHT OF THREE STORIES WHERE TWO STORIES IS THE MAXIMUM HEIGHT ALLOWED FOR A PROPOSED 87,000 SQUARE-FOOT OFFICE BUILDING on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive (APNs 125-29-502-010, 125-29-601-002 and 020, a portion of 125-29-601-018, and 125-29-510-011), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center General Plan Designation)], Ward 6 (Ross).
35. SDR-8066 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-8064 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC - Request for a Site Development Plan Review FOR 239,400 SQUARE FOOT OFFICE COMPLEX on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive (APNs 125-29-502-010, 125-29-

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601-002 and 020, a portion of 125-29-601-018, and 125-29-510-011), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center General Plan Designation), Ward 6 (Ross).

36. **ZON-7675 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT** - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 25.36 acres adjacent to the southeast corner of Grand Canyon Drive and Rome Drive (APN 125-19-701-011), Ward 6 (Ross).
37. **SDR-7676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-7675 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT** - Request for a Site Development Plan Review FOR A PROPOSED MIDDLE SCHOOL on 25.36 acres adjacent to the southeast corner of Grand Canyon Drive and Bath Drive (APN 125-19-701-011), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] [PROPOSED: C-V (Civic) Zone], Ward 6 (Ross).
38. **VAR-8053 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PAULA McFARLAND** - Request for a Variance TO ALLOW A PROPOSED SIX-FOOT HIGH BLOCK WALL AND A PROPOSED 12-FOOT HIGH WROUGHT IRON GATE IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET, 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED on 0.45 acres at 7690 Cowboy Trail (APN 125-13-201-019), R-E (Residence Estates) Zone, Ward 6 (Ross).
39. **SUP-7615 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH BOX - OWNER: CHARLESTON FESTIVAL, LLC** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (AUTO TITLE LOAN, WITH CHECK CASHING) AND A WAIVER OF THE 200-FOOT SEPARATION REQUIREMENT FROM A RESIDENTIAL USE adjacent to the north side of Charleston Boulevard, approximately 510 feet west of Salem Drive (APN 138-35-803-001 and 138-35-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
40. **SUP-8044 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EZ PAWN NEVADA, INC. - OWNER: JO WADE CORPORATION** - Request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT PAWN SHOP at 3862 West Sahara Avenue (APN 162-06-813-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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41. SUP-8446 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ERUDITE TUGBOAT EXPEDITION COMPANY, LTD., LLC - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 528 South Casino Center Boulevard (APN 139-34-311-048), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
42. SDR-7905 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ALLIED BUILDING MATERIALS, INC. - Request for a Site Development Plan Review FOR A PROPOSED 6,111 SQUARE-FOOT OFFICE BUILDING AND WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND BUILDING PLACEMENT REQUIREMENTS on 1.52 acres adjacent to the southwest corner of Wyoming Avenue and Fairfield Avenue (APNs 162-04-609-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).
43. SDR-7968 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ARCHITECT GERALD GARAPICH - OWNER: TRIPLE A, LLC - Request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE-FOOT RETAIL BUILDING IN CONJUNCTION WITH AN EXISTING SHOPPING CENTER AND WAIVERS OF THE 60% GLAZING REQUIREMENT, AND FOR A REDUCTION OF FOUNDATION AND PARKING AREA LANDSCAPING STANDARDS on 4.09 acres adjacent to the northwest corner of Washington Avenue and Lamb Boulevard (APN 140-30-601-016), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
44. SDR-8032 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VISTA DEL REY ASSOCIATES, LLC. - Request for a Site Development Plan Review FOR THE CONVERSION OF A 144-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 6.84 acres adjacent to the southwest corner of Del Rey Avenue and Redwood Street (APN 163-02-202-010), R-PD18 (Residential Planned Development - 18 units per acre) Zone, Ward 1 (Tarkanian).
45. SDR-8048 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PREMIER TRUST, INC. - Request for a Site Development Plan Review FOR A 2,400 SQUARE-FOOT PROFESSIONAL OFFICE AND FOR WAIVERS OF THE BUILDING PLACEMENT REQUIREMENT AND PERIMETER, PARKING LOT, AND FOUNDATION LANDSCAPING REQUIREMENTS on 0.17 acres at 352 South Jones Boulevard (APN 138-36-210-013), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

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46. SDR-8065 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GRAND TETON RESIDENTIAL, LLC - Request for a Site Development Plan Review FOR AN 85-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-015), R-PD12 (Residential Planned Development - 12 units per acre) Zone, Ward 6 (Ross).

47. SDR-8079 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MELODY SULLIVAN - OWNER: GAMING PARTNERS INTERNATIONAL USA, INC. - Request for a Site Development Plan Review FOR A PROPOSED 85-SPACE PARKING LOT AND WAIVERS OF PARKING AREA AND PERIMETER LANDSCAPE REQUIREMENTS on 1.00 acre at 1600 Industrial Road (APN 162-04-609-001), M (Industrial) Zone, Ward 1 (Tarkanian).

48. SDR-8593 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: STRONG BOX INC. - OWNER: GARRY AND CATHERINE FOX - Request for a Site Development Plan Review FOR A PROPOSED OFFICE COMPLEX on 0.59 acres at 2129 Industrial Road (APN 162-04-803-005), C-M (Commercial/Industrial) Zone, Ward 1 (Tarkanian).

DIRECTOR'S BUSINESS:

49. ABEYANCE - DIR-8092 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and appointment of Planning Commissioners to the various Planning and Development Department Design Review Committees.

50. ABEYANCE - RENOTIFICATION - TXT-5037 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14.100 (OFF-PREMISE SIGNS) and Title 19.14.060.F.5 [Permitted Signs in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), and M (Industrial) Zoning Districts] relating to standards for Off-Premise Signs and the distance separation between Off-premise and On-premise Signs.

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51. **TXT-8465 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04 Table 2 Land Use Tables, 19.04.050 and 19.20.020 Words and terms Defined to allow for the use "Urban Lounge" by means of a Special Use Permit.
52. **TXT-8467 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend the Town Center Development Standards Manual Section (4) (B) (34) (e) to allow Pubs, Bars and Lounges in the Service Commercial (SC) zone on a parcel exceeding 30 aggregate acres.
53. **TXT-8471 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code as follows: to add "Condominium Conversion" as a land use requiring a Special Use Permit in all zoning districts to Table 2 of Chapter 19.04.010; to add minimum requirements for a Special Use Permit for "Condominium Conversion" to Chapter 19.004.050 B; and to add the definition of "Condominium Conversion" to Chapter 19.20.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.